

Why do building footprints not always fall within the property boundaries?

Property boundaries are established through deeds, plats, ordinances, etc. These boundaries described in these documents do not always agree with one another. Property lines are merely representations of what is on the ground. The building footprints on the other hand are retrieved from digital orthophotography and are accurate to approximately +/- 5 ft. The buildings are actually more accurate geographically than the property lines. Efforts are constantly being made to resolve discrepancies between the documents and improve the accuracy of the property lines.

How do I determine where my exact property lines are?

The most accurate and legally supportable answer is: Contact a registered land surveyor.

Background information of the property lines displayed online and on property maps

The property lines we maintain are derived from a variety of sources, many dating back several decades. Metro began mapping property in the 1960's in order to ensure the city's tax rolls were accurate and complete. The purpose and intent of the maps is to provide graphic representation of parcels and ownership for comparison and assessment valuation. The maps accurately show, for example that parcel 52 on map 153 is next to parcel 51 on map 153. Not that parcel 52 has been mapped scientifically by survey to a unique physical location on the ground. Because the parcels came from many different sources with different degrees of accuracy there can be cases where it appears that one parcel is encroaching on another, or that a building footprint straddles a parcel line. Metro mapping staff has an ongoing project plan to adjust these cases over time with the use of the computerized mapping systems. The goal is to adjust the maps as updated surveys, plats and deeds become available and compare those with aerial photography to get a better graphic representation. Even when that is done however, the maps still will only be a graphic facsimile of the true unique physical locations. On the whole, our property maps are becoming more accurate but they will never be able to match the accuracy of a professional surveyor. Only a qualified professional surveyor can accurately testify to where your property begins and your neighbor's ends on the ground.

How Much Will My Survey Cost?

Many factors involved:

- Purpose of the survey and equipment needed.
- Deed research required.
- Number of unknown corners.
- Existence of fences.
- Vagueness of descriptions.
- Number of acres.
- Terrain and vegetation.
- Accessibility.
- Liability.
- If the surveyor has made other surveys in the area.
- If there are disputes over any lines.
- You should receive from the surveyor schedule of rates travel and mileage expenses, cost of marker, paint, etc..
- The surveyor may be able to give you an estimate of total cost, or a "high" or "low" figure, but he may not be bound by those figures.
- Low cost surveys can be poor surveys. A good survey that meets your need and legal requirements may cost more but will be less expensive in the long run.

Info taken from:

<http://www.taps-inc.com/news.php?viewStory=81#cost>